

## RECORDING REQUESTED BY

Clerk, U. S. District Court

WHEN RECORDED, MAIL TO:

CLERK, U.S. DISTRICT COURT  
 255 EAST TEMPLE STREET, STE. TS-134  
 LOS ANGELES, CALIFORNIA 90012



(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A FICTITIOUS DEED OF TRUST OF RECORD

**THIS DEED OF TRUST**, Made this 5th day of August 2025, between Emma M. Flores, a single woman, herein called TRUSTOR, whose address is 1340 W. 8th St., Unit 52, Upland, CA 91786;

(Number and Street) (City) (State) (Zip)

Chicago Title Company herein called TRUSTEE; and Clerk, U.S. District Court, Central District of California, herein called BENEFICIARY;

**WITNESSETH**: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE THAT PROPERTY IN San Bernardino County, California, common address 1340 W. 8th St., Unit 52, Upland, CA 91786, legally described as:

“LEGAL DESCRIPTION” ATTACHED HERETO AS EXHIBIT “A” AND MADE A PART HEREOF.

A.P.N: 1008-671-17-0-000

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph B(5) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, for the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein under bond(s) posted on behalf of defendant(s) Jeson Nelon Presilla Flores in Case

No. ED CR 25-198-KK-6 which includes an obligation by said Trustor(s) surety(ies) in the amount of \$ 75,000.00.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely: August 18, 1964

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego Series 5	1964	149774			

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the reverse page hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by law.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

  
 Signature of Trustor Emma M. Flores Emma M. Flores

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 ) ss.  
 COUNTY OF San Bernardino )

On August 05, 2025 before me, Antonio Guerrero, Notary Public.  
 (name, title of officer, i.e., "Jane Doe, Notary Public")

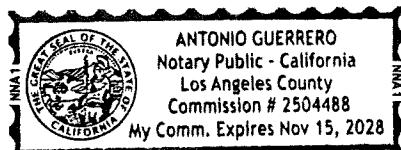
personally appeared Emma M. Flores,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Signature



REQUEST FOR FULL RECONVEYANCE  
 (To be used only when note has been satisfied)

To \_\_\_\_\_, Trustee Dated \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO:

Clerk, U. S. District Court  
 Central District of California

Emma M. Flores  
 1340 W. 8th St., Unit 52  
 Upland, CA 91786

Deputy Clerk

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
 Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**EXHIBIT "A"**

A CONDOMINIUM COMPRISED OF:

PARCEL NO. 1:

THAT PORTION OF LOT 1 OF TRACT NO. 8380, IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 111 PAGE(S) 59 TO 61, INCLUSIVE, RECORDS OF SAID COUNTY, SHOWN AND DEFINED AS UNIT NO. 52, ON THE CONDOMINIUM PLAN, RECORDED ON JANUARY 25, 1972, INSTRUMENT NO. 311, IN BOOK 7843, PAGE 403, OFFICIAL RECORDS.

PARCEL NO. 2:

AN UNDIVIDED .7671% INTEREST IN AND TO THAT PORTION OF SAID TRACT NO. 8380, SHOWN AND DEFINED AS "COMMON AREA" ON SAID CONDOMINIUM PLAN DIVIDED.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR COMMUNITY DRIVEWAY PURPOSES OVER THAT PORTION OF LOT 2, TRACT NO. 8380, SHOWN AND INCLUDED AS "PRIVATE DRIVE B", ON SAID CONDOMINIUM PLAN WHICH EASEMENT IS FOR THE BENEFIT OF AND APPURTEnant TO THE LAND DESCRIBED IN PARCELS 1 AND 2 ABOVE.

**A.P.N: 1008-671-17-0-000**



Electronically  
Recorded in Official Records  
San Bernardino County

CHICAGO TITLE PIRT  
FCPF-0912504704

RECORDING REQUESTED BY  
CLERK, U.S. DISTRICT COURT  
AND WHEN RECORDED MAIL DOCUMENT TO.  
CLERK, U.S. DISTRICT COURT  
255 EAST TEMPLE STREET,  
STE. TS-134  
LOS ANGELES, CA 90012

Assessor-Recorder-County Clerk

DOC# 2025-0199883

08/22/2025	Titles: 2	Pages: 4
08:51 AM		
SAN	Fees	\$57.00
	Taxes	\$0.00
K4614	CA SB2 Fee	\$0.00
	Total	\$57.00

APN: 1008-671-17-0-000

SPACE ABOVE FOR RECORDER'S USE ONLY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Free recording requested pursuant to Gov't code section 27383 and Rev & Taxation code 11922
- Exempt from the fee per GC 27388.1 (a) (2) (D); any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.